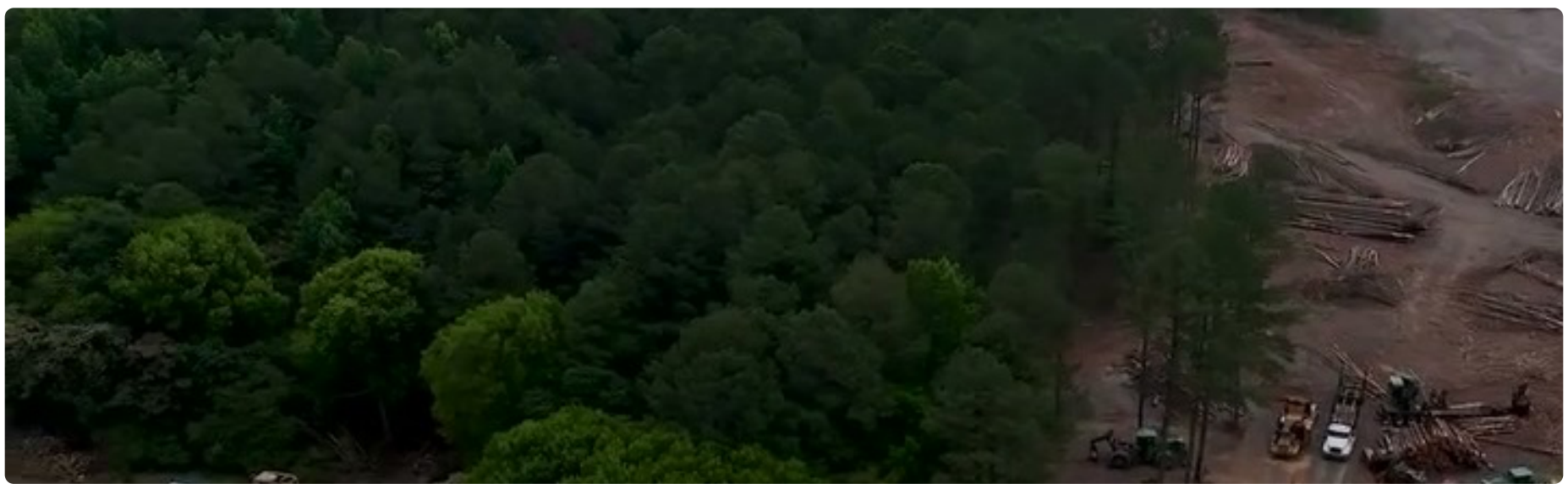
170 Lots on Buffalo Road, Smithfield: a site-development timeline built from public records

What a developer, lender or general contractor can verify about this project without a site visit: the approval, the land, and the ground changing, season by season, in public imagery.



THE PROJECT IN ONE TABLE

APPROVAL	Preliminary subdivision plan approved by the Smithfield Town Council on 4 February 2025, by a 4-to-2 vote. Master plan approved July 2024.
PROGRAMME	170 single-family lots on 138.6 acres.
LOCATION	1100 to 1200 block of Buffalo Road, adjacent to Bradford Park, Smithfield, Johnston County.
APPLICANT	Becker Morgan Group, Inc.; engineer Donnie Adams.
PARCEL OF RECORD	169411-65-0647, 997 Buffalo Road, 139.9 acres, owner Smithfield Land Group, LLC. CLIENT NAME PENDING CONSENT
CONDITIONS	Minimum architectural standards; decorative street lighting and signs; aeration of stormwater ponds; landscaping enhancements; a 6-foot screening fence along the Bradford Park boundary.
JMS ROLE	Site development: clearing, mass grading and the ground work from raw land to lots, per JMS's post of 11 August 2026. SCOPE TO BE CONFIRMED BY JMS

Every statement on these pages traces to a public record or a JMS post, listed on the last page. Items marked with a tag are facts only JMS or its client can state, and are left for them.

THE SAME 140 ACRES BEFORE ANYTHING MOVED

North Carolina flies the whole state at 6-inch resolution on a four-year cycle. Three cycles cover this tract, from eight years before the Town Council vote to ten days after it (flight dates from the state service's tile records: 27 January 2017, 29 January 2021, 14 February 2025). The red outline is the 170-lot parcel; the white outline is the neighbouring tract at 1200 Buffalo Road, which the September 2026 satellite frame shows being cleared as well.



January 2017
Open fields on the east half, pine and hardwood to the west, a creek along the far boundary.



January 2021
Winter water standing on the low ground to the south-west; a wet-season fact that matters for grading and stormwater design.



February 2025
Ten days after the Town Council vote. Nothing has moved.

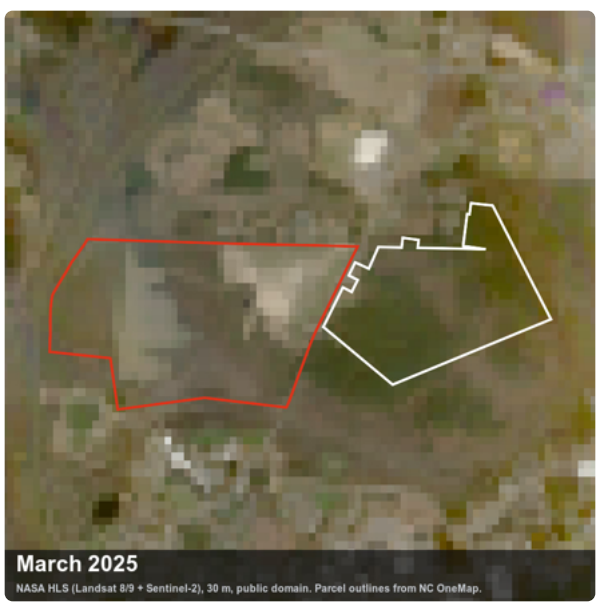
WHAT THE IMAGERY TELLS AN ESTIMATOR

- **Mixed clearing.** Roughly half the tract is wooded; the other half is cultivated field. Clearing and grubbing cost sits on the wooded half; mass grading sits on both.
- **A wet corner.** The 2021 frame shows standing water at the south-west. Stormwater pond placement and the town's aeration condition follow from it.
- **Frontage.** The tract fronts Buffalo Road along its entire east edge, with the park and school to the north-east; road widening and utility tie-ins happen on that side.

> These are readings of public imagery, offered as context. Quantities, soils and the engineered plan are in the approved construction documents, not here.

CLEARING SHOWS UP FROM ORBIT

NASA's Harmonized Landsat and Sentinel-2 product gives a free, public-domain frame of any site every few days at 30-metre resolution. It is coarse, but earthwork at subdivision scale reads clearly: tan is cleared earth, green is canopy or crop. One frame a season, 2025 through 2026.



March 2025
Six weeks after approval. Fields bare for winter; woods intact.



July 2025
Full canopy and crop. No disturbance inside either outline.



October 2025
Harvested fields read tan; still no clearing in the woods.



May 2026
A cleared patch opens inside the red parcel, centre-east, while surrounding canopy is green: work has started.



August 2026
Haze over the frame; the cleared ground is still visible. JMS's drone post dates from this week.



September 2026
The clearing inside the red parcel has grown, and the neighbouring tract to the east is being cleared too.

What satellite frames cannot show: who performed the work on which tract. JMS's post places it on the 170-lot community; the split of scope between the two tracts is JMS's to state. CONFIRM WITH JMS

WHY THIS MATTERS TO A BUYER

A general contractor's prequalification form asks a site-work subcontractor for named projects with the owner's and the GC's contacts, the scope, the contract range and the completion date. Most of that is private until the client consents. What is *not* private is the land record and the imagery, and together they let a reader confirm that a project exists, where it is, how large it is, and that the ground is moving on the dates claimed. This paper is the public half of a reference, prepared so the private half can be requested with confidence.

HOW THE TIMELINE WAS BUILT

LAYER	SOURCE	RESOLUTION AND CADENCE	LICENCE
Approval and programme	Smithfield Town Council action, reported by JoCo Report, 10 February 2025	Single record	Public record; press report cited
Parcel boundary and owner	NC OneMap statewide parcels (county data producers)	Polygon with attributes, read 14 October 2026	Public
Before imagery	NC OneMap orthoimagery services 2016 to 2019, 2020 to 2023 and Latest; flown over this tract on 27 January 2017, 29 January 2021 and 14 February 2025 (dates from the services' tile records)	6-inch pixels, one capture per cycle	Public, credit NC CGIA / NC 911 Board
During imagery	NASA Harmonized Landsat Sentinel-2 via NASA GIBS	30 m, every 2 to 5 days, cloud permitting	Public domain
Ground truth	JMS Site Development drone footage, Instagram, 11 August 2026	Single capture	JMS property

Google Earth was not used. Google's Geo Guidelines state that Google Earth content "may not be used for any commercial or promotional purposes", and name construction sites specifically. Everything here is public-domain or state imagery that a business may publish with credit.

SOURCES

- JoCo Report, "Preliminary Plans Approved For 170 Lot Subdivision", 10 February 2025: https://jocoreport.com/preliminary-plans-approved-for-170-lot-subdivision/
- NC OneMap parcels, FeatureServer, parcel 169411-65-0647 and 260412-06-3802: https://services.nconemap.gov/secure/rest/services/NC1Map_Parcels/FeatureServer
- NC OneMap orthoimagery services Orthoimagery_2016_2019, Orthoimagery_2020_2023, Orthoimagery_Latest: https://services.nconemap.gov/secure/rest/services/Imagery
- NASA GIBS, layer HLS_S30_Nadir_BRDF_Adjusted_Reflectance: https://gibs.earthdata.nasa.gov/
- JMS Site Development, Instagram reel of 11 August 2026: https://www.instagram.com/reel/Db65cuXSiJJ/
- Google Geo Guidelines: https://about.google/brand-resource-center/products-and-services/geo-guidelines/